

MINUTES of the meeting of the PLANNING COMMITTEE held at Mountfield, Bridport on Monday 24 June 2024 at 7.00pm.

PRESENT Cllr Ian Bark (in the chair)

Cllrs:	Nigel Amor	Anna Killick
	Jonathan Bourbon	Anne Rickard
	Sarah Carney	

Also Present: Will Austin (Town Clerk), and four members of the public.

### **PUBLIC FORUM**

Victoria Crisp addressed members on application P/FUL/2024/01959, as applicant and the owner of the business. She advised that this was a retrospective application as she had not realised permission was needed. As a result of an enforcement case, an application had been submitted. She outlined the nature and value of her business, including mental health and community benefits. On average, Victoria received 12 clients per week. She also offered a mobile service, including attendance at events. She considered the design of the proposed development to incorporate a thoughtful design, with little or no impact on wildlife and the environment. In terms of access, Victoria advised that there was ample unrestricted on-street parking in Walditch, where the business was located, and she was careful to direct clients to safe and legal parking. She contended that any passer-by would not notice the business. Victoria circulated interior photographs of the proposed bell tent, that were not included with the application, and said she hoped the Town Council would feel able to support it.

The Chairman asked how the bell tent was heated. Victoria advised that there was an electricity supply.

The Chairman thanked Victoria for her address.

### **11. APOLOGIES**

Apologies for absence were received from Cllrs Kelvin Clayton, Paddy Mooney and David Worthington.

### **12. DECLARATIONS OF INTEREST**

Cllr Sarah Carney declared that she was predetermined in respect of planning application P/RES/2024/03002, and would leave the meeting for the duration of consideration of that application.

### **13. MINUTES**

RESOLVED: that the minutes of the meeting of the committee held on 3 June 2024 be confirmed as a true and correct record and signed by the Chairman.

Responding to Cllr Nigel Amor, the Town Clerk noted the need to include rare orchids as a matter for discussion at the next Foundry Lea Working Group.

**14. PROPOSED RETIREMENT COMMUNITY**

The Town Clerk reported that DevComms, the agents acting on behalf of Churchill Retirement Living, had sent apologies due to unavoidable childcare commitments. It was now hoped they would attend the next meeting.

RESOLVED: that this item be deferred.

**15. PLANNING APPLICATIONS**

RESOLVED: that the recommendations set out in column 4 of the [attached Schedule A](#) be forwarded to Dorset Council.

Three members of the public left the meeting after consideration of planning application P/FUL/2024/01959, item A8 on the schedule.

Cllr Sarah Carney left the meeting for the duration of consideration of planning application P/RES/2024/03002, item A7 on the schedule.

**16. PLANNING DECISIONS**

The Town Clerk reported for information, the planning decisions received relating to applications previously considered by the Committee, ENCL: 3911.

Cllr Anna Killick asked on behalf of Cllr David Worthington when the application for 17, East Street might be determined. The Clerk advised that he had no information to offer on the timescale, as it was in the hands of Dorset Council.

RESOLVED: that the planning decisions be noted.

**17. HOUSING LAND SUPPLY**

The Town Clerk referred to an address on this matter, given by Cllr Dave Bolwell during the Public Forum at the previous meeting of the committee, following which he had tabled the matter for formal consideration. The immediate concern was a proposal to merge housing land allocations from the former district council local plans into one allocation for the Dorset Council area, as it was considered this could have adverse implications for West Dorset.

Members discussed:

- The merits of keeping separate housing land supply allocations for each of the former district council areas;
- The balance between delivery of housing, and the desire to limit the impact on the Dorset National Landscape;
- Green belt and brownfield development;
- Whether to oppose any amalgamation of district-based land supply allocations, and to pre-empt any proposed Local Plan provisions;
- Reducing the extent of housebuilding in the Dorset National Landscape area, and working with others to meet housing need;
- The known local housing need as set out in the Neighbourhood Plan and Housing Needs Assessment, which was not the same as government targets for housing; and

- The creation of a working group to consider the immediate issue of a proposed amalgamation of district-based allocations, which could also then prepare for submissions in respect of the Dorset Council Local Plan. The Town Clerk advised that he could not readily identify capacity to support an additional working group, but that the decision lay with members.

RESOLVED: that the Town Council should write to Dorset Council (i) expressing concern regarding the proposal to amalgamate housing land supply figures, (ii) requesting further information, and (iii) inviting a member and/or officer to a future meeting to discuss the matter.

RECOMMENDED: that a working group be created to consider the housing land supply and the Dorset Council Local Plan, comprising Cllrs Sarah Carney, Anna Killick, Jonathan Bourbon, and two further members elected by Full Council, with the remit “Initially to address the housing land supply issue, and then to consider the Dorset Council Local Plan, and to make recommendations to Planning Committee”.

## **18. HIGHWAYS & TRANSPORTATION MATTERS**

The Town Clerk reported that:

- Subsequent to consideration at the previous meeting of a request for parking restrictions on Old Church Road, Bothenhampton, a petition had been received. The Clerk asked members to consider their previous decision not to support the request, in light of this new information. Following discussion, and particular concern that there was no obvious alternative for the displaced parking, it was

RESOLVED: the request for support for additional parking restrictions on Old Church Road be declined.

- In line with existing council policy, the Clerk had written to National Highways supporting a request for a 20mph speed limit on the stretch of the A35 East Road that currently had a 40mph limit.
- Again, in line with policy and previous council decisions, the Clerk had responded to Dorset Council in support of their proposal to implement a 20mph limit outside St Catherine’s Primary School, Pymore Road.

RESOLVED: that the reports of the Town Clerk be noted.

## **19. LICENSING APPLICATIONS**

Members considered licensing applications for:

- 17, East Street. Cllr Anne Rickard declared an interest as a friend of a neighbouring resident and left the meeting for the duration of discussion of this application. Members considered the application, noting that no planning permission had been granted for the proposed licensed uses, and that a planning application would provide essential detail to assist with consideration of a licensing application. Consequently, it was

RESOLVED: that the Town Council should object to the licensing application for 17, East Street, pending the outcome of a planning application for this location.

- Seal's Cove on St Andrews Trading Estate. Members considered the application, noting that no planning permission had been applied for, for the proposed licensed uses, in the outdoor area, and that a planning application would provide essential detail to assist with consideration of a licensing application. Consequently, it was

RESOLVED: that the Town Council should object to the licensing application for Seal's Cove, pending submission of a planning application for a change of use at this location.

## **20. COMMUNICATIONS AND ONGOING ISSUES**

The Town Clerk reported that following the closure of Jewsons on South Street, he had alerted Cllr Dave Bolwell to the availability of this site for sale, as it lay in the middle of the proposed 'care village' site at Flood Land and Fisherman's Arms. Cllr Bolwell had approached the lead Dorset Council officer for the care village, and had passed back the response that Dorset Council will not consider buying land to build houses; rather they would consider land that they already own. The Clerk agreed that he would continue to pursue this matter, including the possibility of a review of this approach, given the potential for affordable housing provision, and a reminder to Dorset Council that the sale of the site might have implications for a proposed pavement widening scheme.

The meeting closed at **9.04pm**.

**The next meeting of the Committee will be held on 22 July 2024**